

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Mr Alisdair Pert
Avon Cottage
16 Don Terrace
Aberdeen
AB24 2UH

With reference to your application validly received on 14 June 2018 for the following development:-

**Formation of driveway to front
at 16 Don Terrace, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

| <u>Drawing Number</u> | <u>Drawing Type</u> |
|-----------------------|------------------------|
| | Location Plan |
| | Site Layout (Proposed) |
| | Site Cross Section |

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-

The proposal would be unsympathetic to the visual character and appearance of the existing streetscape by reason of the unacceptable loss of the front granite boundary walls and planted garden ground, in addition to the depth of excavation required and the combined presence of the retaining walls and a car parked parrallel to the road. The proposal would therefore be unsympathetic to the character and appearance of the existing streetscape, adversely affecting residential character and visual amenity,

and could set an undesirable precedent for developments of a similar nature which cumulatively would further erode the established character of the area, all contrary to Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Development Plan.

Date of Signing 13 August 2018



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Strategic Place Planning (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and

cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.